

GILMORE ESTATES

Property Sales & Lettings



£285,000

, Peth Lane, , Ryton, , NE40 3PB

Glengariff Peth Lane, Ryton, NE40 3PB

Nestled in the charming village of Ryton, this extended semi-detached house on Peth Lane offers a delightful blend of comfort and space. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra room for guests. The house features two inviting reception rooms, providing ample space for relaxation and entertaining.

The kitchen is functional and well-equipped, complemented by a convenient utility room and a cloaks WC, ensuring practicality for everyday living. The layout of the home is designed to enhance both comfort and convenience, making it an ideal choice for modern lifestyles.

One of the standout features of this property is its large gardens, which offer a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The gardens provide a peaceful retreat, perfect for unwinding after a busy day.

Entrance Porch

4'0" x 9'0" (1.23 x 2.75)
Entrance door to porch, tiled floor and glazed door to hallway.

Entrance Hallway

14'8" x 6'0" (4.49 x 1.85)
Stairs to first floor, Parquet flooring, central heating radiator and understairs cupboard.

Cloaks WC

5'7" x 4'0" (1.72 x 1.22)
High level WC, wash hand basin set into vanity unit, central heating radiator and meter cupboard.

Lounge

12'1" x 13'10" (3.70 x 4.24)
Upvc window to front aspect, timber floor, gas fire with decorative surround, bespoke alcove cupboards, central heating radiator and open aspect to dining room.

Dining Room

20'6" x 9'2" (6.25 x 2.80)
Double glazed window to rear aspect, timber flooring, French doors to garden, wall lights and central heating radiator.

Kitchen

7'8" x 9'11" (2.34 x 3.04)
Wall and base units with laminate work surfaces, integral oven with gas hob, stainless steel sink and drainer with mixer tap, central heating radiator and double glazed window to rear aspect.

Utility Room

10'11" x 7'1" (3.33 x 2.16)
Wall and base units with laminate work surfaces, stainless

steel sink and drainer with mixer tap, plumbed for washing machine, wall mounted boiler, double glazed window to rear.

First Floor Landing

11'9" x 8'9" (3.60 x 2.68)
Upvc window to side aspect, linen cupboard and loft access.

Bedroom One

10'0" x 12'5" (3.05 x 3.81)
Upvc window to front aspect, central heating radiator and timber flooring.

Bedroom Two

11'7" x 10'3" (3.54 x 3.14)
Upvc window to rear and central heating radiator.

Bedroom Three

8'9" x 8'2" (2.69 x 2.49)
Upvc window to front aspect and central heating radiator.

Bathroom

6'0" x 7'11" (1.85 x 2.42)
White suite comprising of bath with centred chrome taps and shower attachment, WC, pedestal wash hand basin, chrome towel rail, fully tiled walls and floor, Upvc window to rear aspect.

Garage

17'5" x 10'5" (5.33 x 3.19)
Electric roller door, light and electric and work bench.

Front Garden

Driveway leading to garage, electric car charging point,

Side and Rear Garden

Lawns, Patios, summer house, shed, covered outdoor seating area, vegetable plots.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

